Minutes of the Houston Planning Commission

(An audio/video tape of the full proceedings is on file in the Planning and Development Department)

September 27, 2007
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Mark A. Kilkenny, called the meeting to order at 2:38 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
David Collins
Kay Crooker
Algenita Scott-Davis
Sonny Garza
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Lee Schlanger
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
Jackie L. Freeman for:
   The Honorable Ed Emmett
The Honorable Ed Chance
D. Jesse Hegemier for:
   The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
John Sakolosky for:
   Mike Marcotte
Dawn Ulrich
Frank Wilson

Absent
Left at 3:54 p.m.
Arrived at 2:47 p.m.
Absent
Absent
Arrived at 3:40 p.m.
Absent
Absent
CHAIRMAN'S REPORT

NONE

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department.

Agenda Item I was taken at this time.

I. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR 2300 BLOCK OF MCCLENDON STREET, SOUTH SIDE, BETWEEN GREENBRIAR STREET AND MORNINGSIDE STREET

Staff recommendation: Approve the special minimum lot size area application and forward to City Council for approval.
Commission action: Approved the special minimum lot size area application and forwarded to City Council for approval.

Motion: Crooker Second: Sharp Vote: Unanimous Abstaining: None
Speakers for Item I: David Morris and Katrena Friedman.

The approval of the September 13, 2007 Planning Commission meeting minutes was taken at this time.

APPROVE THE SEPTEMBER 13, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 13, 2007 Planning Commission Meeting Minutes.

Motion: Collins Second: Garza Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-111)

Items removed for separate consideration: 14, 15, 38, and 69. Items 8 and 88 were changed from defer to approve and item 85 was taken separately to allow for speakers.

Staff recommendation: Approve staff's recommendations for items 1-111, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-111, subject to the 101 form conditions.

Motion: Wolff Second: Zakaria Vote: Unanimous Abstaining: None

Commissioner Chiang and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items 14, 15, 38, and 69 subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items 14, 15, 38, and 69 subject to the 101 form conditions.

Motion: Crooker Second: Sharp Vote: Unanimous Abstaining: None

Commissioners Chiang and Ross returned.
Item 85 was taken at this time.

85   Houston Heights Studio Reserve One  
    Subdivision  
    C2R  
    Defer

Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.

    Motion: Ross  
    Second: Robinson  
    Vote: Unanimous  
    Abstaining: None

Speaker for Item 85: Etna Neighbour.

Agenda Items IID - Variances were taken at this time.

D   VARIANCES

127   Auburn Lakes Revised GP  
    GP  
    Approve

Staff recommendation: Grant the requested variance and the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance and the general plan subject to the 101 form conditions.

    Motion: Freeman  
    Second: Martinez  
    Vote: Carries  
    Opposed: Crooker

128   Braeswood Park Subdivision  
    C2R  
    Defer

Staff recommendation: Defer the requested variance and the plat for two weeks for further study and legal review of the separately filed deed restrictions.
Commission action: Deferred the requested variance and the plat for two weeks for further study and legal review of the separately filed deed restrictions.

    Motion: Garza  
    Second: Reed  
    Vote: Unanimous  
    Abstaining: None

129   Casa Di Verona Subdivision  
    C3R  
    Defer

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to meet with Planning and Development staff.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to meet with Planning and Development staff.

    Motion: Chiang  
    Second: Sharp  
    Vote: Unanimous  
    Abstaining: None

Speaker for Item 129: Jay Brown.

130   Courtyard on Richmond Subdivision  
    C2R  
    Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.

    Motion: Zakaria  
    Second: Garza  
    Vote: Unanimous  
    Abstaining: None
131 Galwan Townhomes Subdivision  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: Ross  Second: Freeman  Vote: Unanimous  Abstaining: None

132 Holly Reserve Subdivision  C2R  Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat because the proposed replat violates the current deed restrictions.
Commission action: Denied the requested variance and disapproved the plat because the proposed replat violates the current deed restrictions.
Motion: Collins  Second: Reed  Vote: Unanimous  Abstaining: None

133 Las Haciendas Subdivision  C3R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information and to address the traffic concerns.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information and to address the traffic concerns.
Motion: Sharp  Second: Wolff  Vote: Unanimous  Abstaining: None
Speaker for Item 135: John Vick.

134 Marine Isle at East Shore Subdivision  C3R  Withdrawn

135 Pipe Yard No. 69 Subdivision  C3P  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: Freeman  Second: Crooker  Vote: Unanimous  Abstaining: None

136 Prosperity Bank Addition Subdivision  C2  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: Reed  Second: Wolff  Vote: Unanimous  Abstaining: None

137 Schlumberger Technology Corporation Sec. 2  C2R  Withdrawn

138 St. Charles Street Lofts Subdivision  C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.
Motion: Collins  Second: Freeman  Vote: Unanimous  Abstaining: None
139  Stoller Warehouse Subdivision  C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to address traffic concerns.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to address traffic concerns.
   Motion: Collins  Second: Reed  Vote: Unanimous  Abstaining: None

140  Texas Childrens Maternity Center Subdivision  C2  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
   Motion: Freeman  Second: Martinez  Vote: Carries  Opposed: Crooker

141  Washington Gardens Subdivisions  C2  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
   Motion: Wolff  Second: Reed  Vote: Unanimous  Abstaining: None

Agenda Item IIF, #142 was taken at this time.

F  RECONSIDERATION OF REQUIREMENTS

142  Luu Subdivision  C3P  Approve
Staff recommendation: Grant the requested variance and the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and variance and approved the plat subject to the 101 form conditions.
   Motion: Freeman  Second: Ross  Vote: Unanimous  Abstaining: None

Public Hearings were taken at this time.

C  PUBLIC HEARINGS

112  Camp Logan Villas  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
   Motion: Collins  Second: Crooker  Vote: Unanimous  Abstaining: None
113 Champions Business Park Subdivision C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Sharp Second: Freeman Vote: Unanimous Abstaining: None

114 Chelsea Harbour Sec. 1 Partial Replat No. 1 C3N Defer
Staff recommendation: Staff recommendation was changed at the podium from approve to defer to allow the applicant time to coordinate with Chelsea Harbour residents concerning the extension of Auckland Drive.
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with Chelsea Harbour residents concerning the extension of Auckland Drive.
Motion: Freeman Second: Martinez Vote: Unanimous Abstaining: None

115 Eastlake Medical Office Complex Subdivision C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Chiang Second: Sharp Vote: Unanimous Abstaining: None

116 Escamilla Subdivision C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Wolff Second: Crooker Vote: Unanimous Abstaining: None

117 Gramercy Park Homes Subdivision C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Robinson Second: Garza Vote: Carries Opposed: Crooker

118 Lagoon at Windwater Village Partial Replat No. 1 C3N Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.
Motion: Wolff Second: Ross Vote: Unanimous Abstaining: None

119 Long Drive Reserve Subdivision C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Freeman Second: Chiang Vote: Carries Opposed: Crooker

120 McDuffie Court Partial Replat No. 1 C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Jard Second: Sharp Vote: Unanimous Abstaining: None
121 Milford Court Replat No. 1  
C3N  
Defer  
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.  
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.  
Motion: Collins  
Second: Robinson  
Vote: Unanimous  
Abstaining: None

122 Oakcrest North Sec. 1 Partial Replat No. 1  
C3N  
Approve  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: Jard  
Second: Freeman  
Vote: Unanimous  
Abstaining: None

123 On Point Gardens Subdivisions  
C3N  
Approve  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: Jard  
Second: Robinson  
Vote: Unanimous  
Abstaining: None

124 Reuther Homes on Fairdale Lane Subdivision  
C3N  
Approve  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: Wolff  
Second: Crooker  
Vote: Unanimous  
Abstaining: None

125 Shadyvilla Estates Subdivision  
C3N  
Approve  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: Freeman  
Second: Martinez  
Vote: Unanimous  
Abstaining: None

126 Silverbonnet Subdivision  
C3N  
Withdrawn

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
Agenda Item IIF, 142 was taken earlier after the variances.

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES
NONE
I  CERTIFICATES OF COMPLIANCE

143  Steve Talley  COC  Approve
144  Petronila Meza  COC  Approve

Staff recommendation: Issue the Certificates of Compliance for items 143-144.
Commission action: Issued the Certificates of Compliance for items 143-144.
  Motion: Sharp  Second: Crooker  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Strange abstained on Item 155.

145  Christ the King Presbyterian Church  EOA  Approve
146  Ivanhoe Park Villas Sec. 2  EOA  Approve
147  Juliet Commons at Gray Street Subdivision  EOA  Approve
148  Meadowview Farms Sec. 8  EOA  Approve
149  Mount Houston Road Municipal Utility District  Wastewater Treatment Plant Site  EOA  Approve
150  Northline Wal-Mart Subdivision  EOA  Approve
151  Pines at McGallion  EOA  Approve
152  Ricefield Village Partial Replat No. 1  EOA  Approve
153  Riverton Ranch Partial Replat No. 1  EOA  Approve
154  Shepherd's Redoubt Subdivision  EOA  Approve
155  Silver Springs Sec. 4  EOA  Approve
156  Thomas Street Addition Subdivision  EOA  Approve
157  Mt. Zion Church of God in Christ  NC  Approve
(formerly Mt. Zion Church of God in Trust)

Staff recommendation: Approve staff's recommendations for items 145 - 157.
Commission action: Approved staff’s recommendations for items 145 - 157.
  Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None
Strange on agenda item 155.

III.  ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 25, 2007 FOR:
  a.  Altea Hills
  b.  Manor on Lovett Boulevard Replat No. 1
  c.  Sugar Grove Elementary School
  d.  Retreat at Park Street
  e.  Verma Estates
  f.  Villages of Kings Lakes Sec. 3

Staff recommendation: Establish a public hearing date of October 25, 2007 for items III a-f.
Commission action: Established a public hearing date of October 25, 2007 for items III a-f.
  Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None
IV. PUBLIC COMMENTS
NONE

V. ADJOURNMENT

There being no further business, Vice Chair, Mark A. Kilkenny adjourned the meeting at 3:57 p.m.

Mark A. Kilkenny, Vice Chair

Marlene L. Gafrick, Secretary